

\$749,900 - 307 Lineham Acres Place Nw, High River

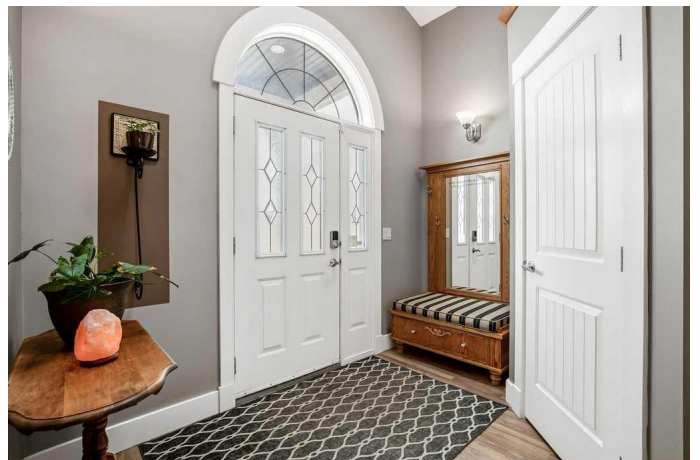
MLS® #A2205559

\$749,900

6 Bedroom, 3.00 Bathroom, 1,828 sqft
Residential on 0.18 Acres

Lineham Acres, High River, Alberta

If you find new builds a little cookie-cutter and crave something unique, elegant and thoughtfully designed, look no further! This original-owner, custom-build home is a masterpiece that combines luxurious craftsmanship with warmth and comfort. Backing onto a serene green space and nestled on a quiet, private cul-de-sac, it offers the perfect blend of privacy and convenience - just two minutes from the golf course and clubhouse, and only thirty minutes to Calgary! From the moment you step into the spacious, grand entryway, you'll be greeted by an abundance of natural light and an open, inviting layout that takes you through the spectacular chef's kitchen, with expansive countertops, plentiful custom alder cabinetry, a large island, a gas range, and a generous pantry. The kitchen is designed for both functionality and elegance, with ample space for a large dining table, perfect for family gatherings and, leading out to the expansive deck (complete with a gas hook-up), create a seamless indoor/outdoor living experience. There's even room for additional comfortable seating in the kitchen/dining area for cozy moments, casual entertaining and quiet mornings with coffee. Up just a few stairs, the living room (currently used as a home office) is bathed in natural light and overlooks the entryway and the kitchen/dining space below. This home offers the perfect balance of open-concept living with a subtle separation of the more private spaces. The main floor



features three spacious bedrooms, including the luxurious primary suite with generous walk-in closet and a spa-style ensuite, while the other two generously sized bedrooms are separated by a well-appointed 4-piece family bathroom. Heading down to the basement, youâ€™ll pass the large laundry/mud room, with its abundance of storage, that leads to the over-sized double attached garage with aggregate driveway. The fully developed, walkout basement is a versatile space that contains a further three bedrooms - currently utilised as a gym, office, and craft room - together with another 4-piece bathroom, plenty of storage, and a huge family room with gas fireplace, offering endless possibilities for how you choose to use the space. It makes a perfect guest suite and could comfortably accommodate multi-generational living, or whatever would provide the best option for your lifestyle. The fully-fenced backyard, complete with secure dog run, is often visited by deer from the adjacent greenspace, adding to the peaceful, natural tranquility of the private yard. This exceptional family home offers a perfect harmony of elegance, comfort and unparalleled convenience in a tranquil, private setting. Don't miss the opportunity to make it yours!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205559 |
| Price | \$749,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,828 |
| Acres | 0.18 |
| Year Built | 2004 |
| Type | Residential |

| | |
|----------|-------------------|
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 307 Lineham Acres Place Nw |
| Subdivision | Lineham Acres |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1W7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas, Mantle, Raised Hearth |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Dog Run |
| Lot Description | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, No Neighbours Behind, Dog Run Fenced In, Pie Shaped Lot, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 29 |
| Zoning | TND |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Keyhole Real Estate |
|----------------|---------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.